058.0	0006	0011.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 592,400 / 592,400
					USE VALUE: 592,400 / 592,400
					ASSESSED: 592,400 / 592,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHANEY BRIDGET M/TRUSTEE
Owner 2:	BRIDGET CHANEY TRUST
Owner 3:	
Street 1:	13780 JULIAS WAY UNIT 1013
Street 2:	
Twn/City:	FORT MYERS
St/Prov:	FL Cntry: Own Occ: N
Postal:	33919 Type:

PREVIOUS OWNER

Owner 1:	CHANEY BRIDGET M -
Owner 2:	-
Street 1:	63 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,408 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 1124 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3408.000	226,800		365,600	592,400
Total Card	0.078	226,800		365,600	592,400
Total Parcel	0.078	226,800		365,600	592,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.05 | /Parcel: 527.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38621

GIS Ref

GIS Ref

Insp Date 10/24/18

!4981!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0006-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,800	0	3,408.	365,600	592,400	592,400	Year End Roll	12/18/2019
2019	101	FV	196,100	0	3,408.	365,600	561,700	561,700	Year End Roll	1/3/2019
2018	101	FV	196,100	0	3,408.	245,500	441,600	441,600	Year End Roll	12/20/2017
2017	101	FV	196,100	0	3,408.	235,000	431,100	431,100	Year End Roll	1/3/2017
2016	101	FV	196,100	0	3,408.	214,100	410,200	410,200	Year End	1/4/2016
2015	101	FV	185,000	0	3,408.	172,300	357,300	357,300	Year End Roll	12/11/2014
2014	101	FV	185,000	0	3,408.	154,100	339,100	339,100	Year End Roll	12/16/2013
2013	101	FV	185,000	0	3,408.	146,200	331,200	331,200		12/13/2012

PRINT

Date	Time
12/10/20	19:56:16

LAST REV

Date	Time
04/16/19	14:20:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4981

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHANEY BRIDGET	41193-497		10/15/2003	Family	1	No	No		
SULLIVAN EUGENE	32317-334		2/15/2001		247,000	No	No		
AMICO JOAN E	22989-82		3/17/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	38621
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2004	200	Renovate	4,000					re-insulate plaste
10/20/2003	901	Redo Bat	25,381	C		G6	GR FY06	
4/1/2003	248	Siding	17,400					
11/28/2001	887	Alterati	9,000	C				RETAINING WALL

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS&NOTICE	CC	Chris C
2/11/2009	Meas/Inspect	345	PATRIOT
2/17/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
5/15/2001	MLS	MM	Mary M
1/12/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3408		Sq. Ft.	Site		0	70.	1.53	11									365,567						365,600	

Total AC/HA: 0.07824 | Total SF/SM: 3408 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 365,567 | Spl Credit | Total: 365,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	62300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278626
Depreciation:	51824
Depreciated Total:	226801

COMMENTS

EST UAT, ACROSS COMM SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1			HB			

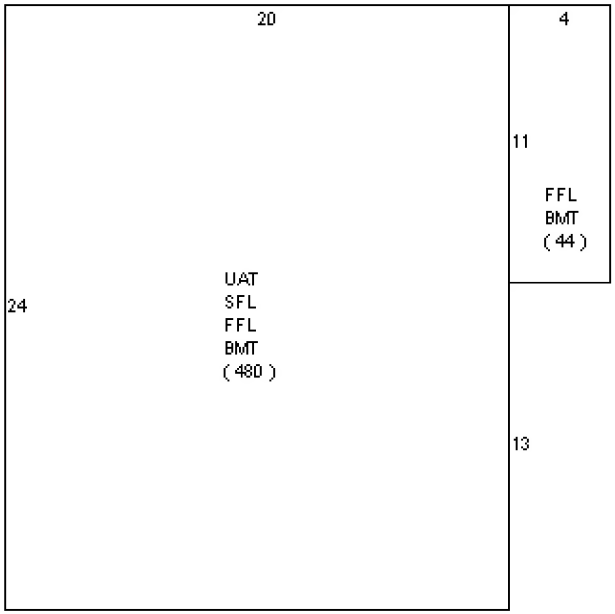
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	137.62
Final Total:	226800	Val/Su SzAd	225.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	524	52.120	27,310
FFL	First Floor	524	173.730	91,033
SFL	Second Floor	480	173.730	83,389
UAT	Upper Attic	120	121.610	14,593

Net Sketched Area:	1,648		Total:	216,325	
Size Ad	1004	Gross Are	2008	FinArea	1124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0006-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X6	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	